

ESTABLISHED 1965

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R E A L T Y

FRANKLIN, TN

# **400 Old Peytonsville Rd Franklin, TN 37064**

**7.45 Acres - Commercial  
Zoned RC-12**

Preliminary Due Diligence Documents

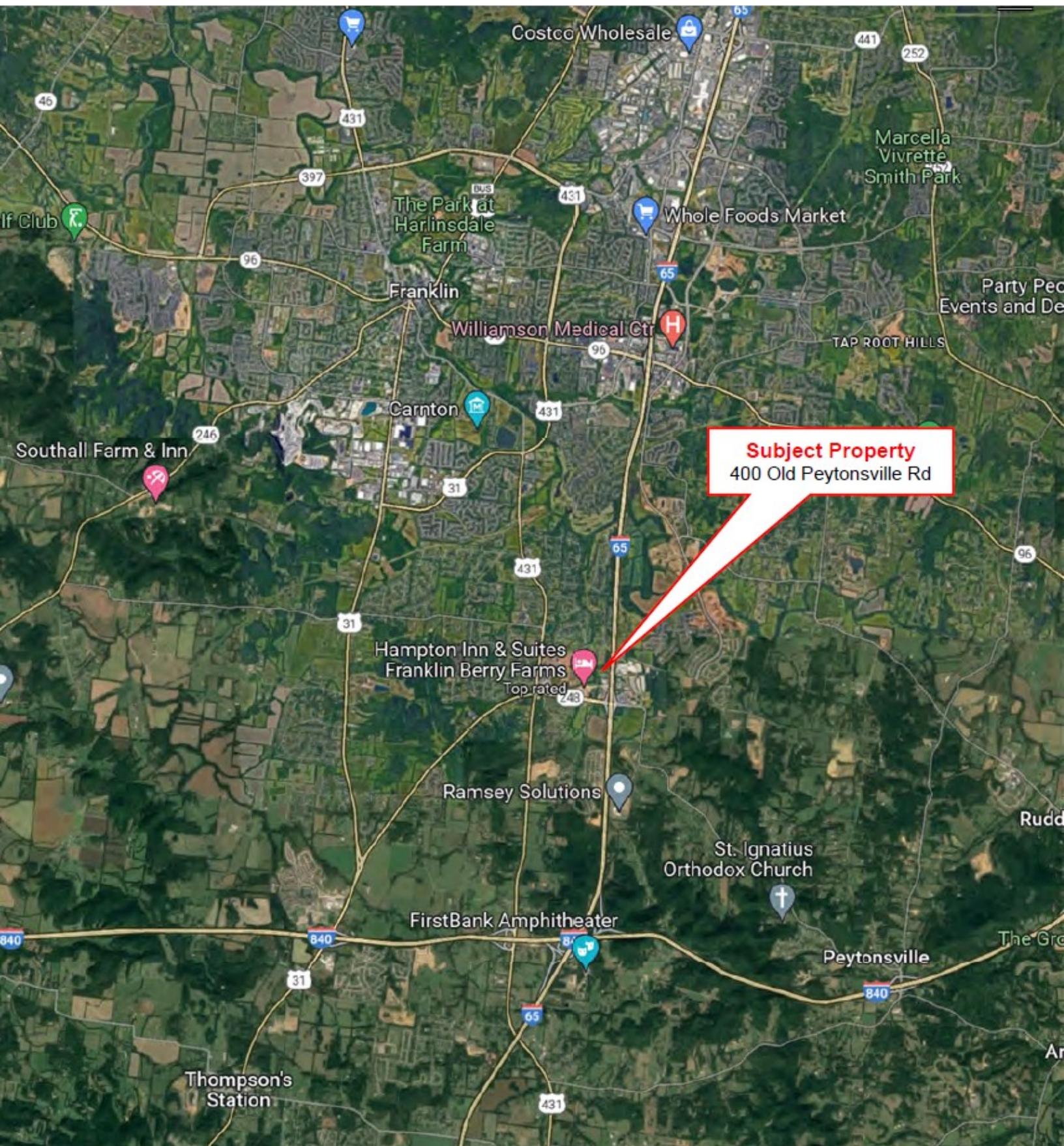


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*Buyer to verify all info*

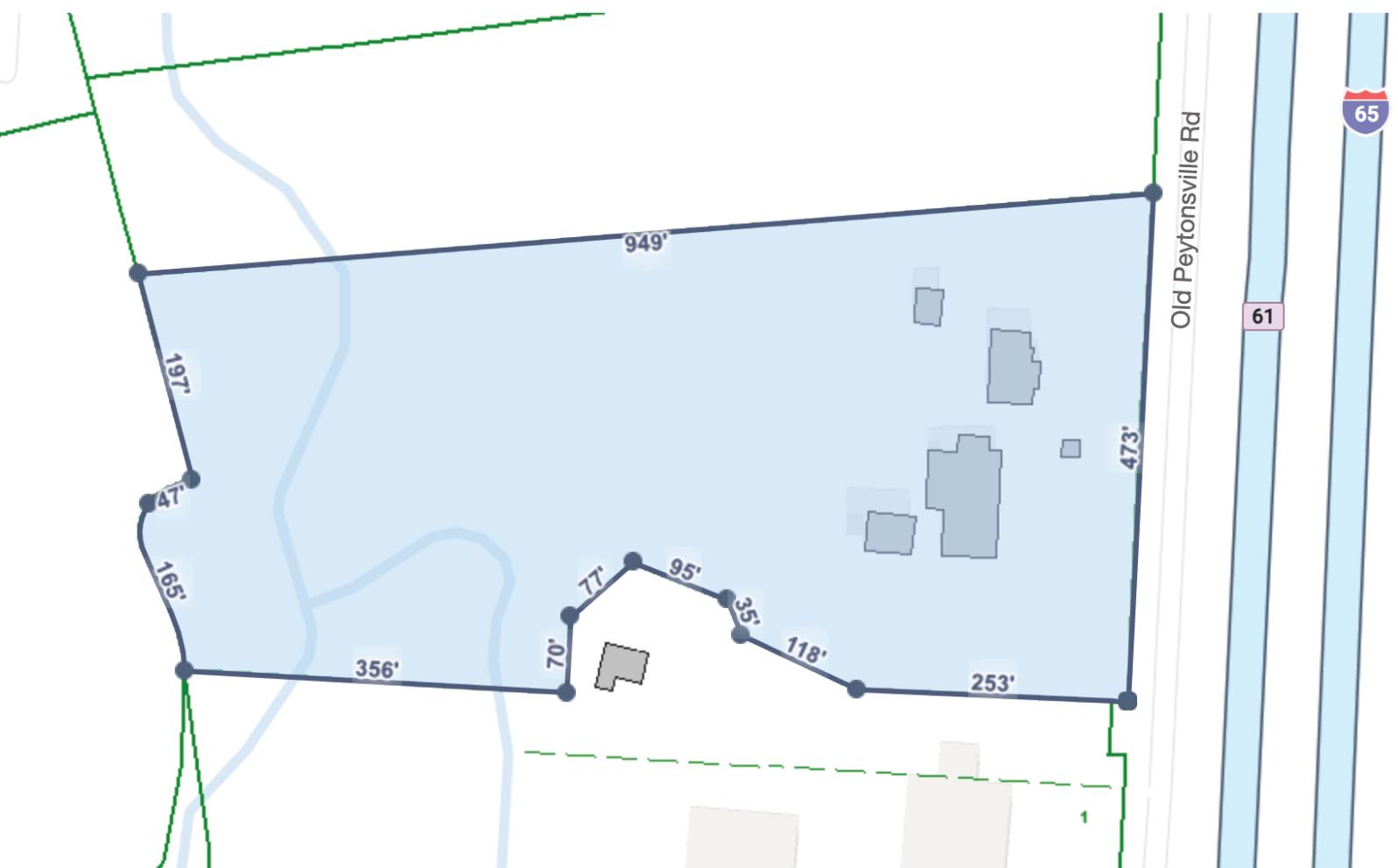
## Neighborhood Map



## Tax Map



# Lot Measurements

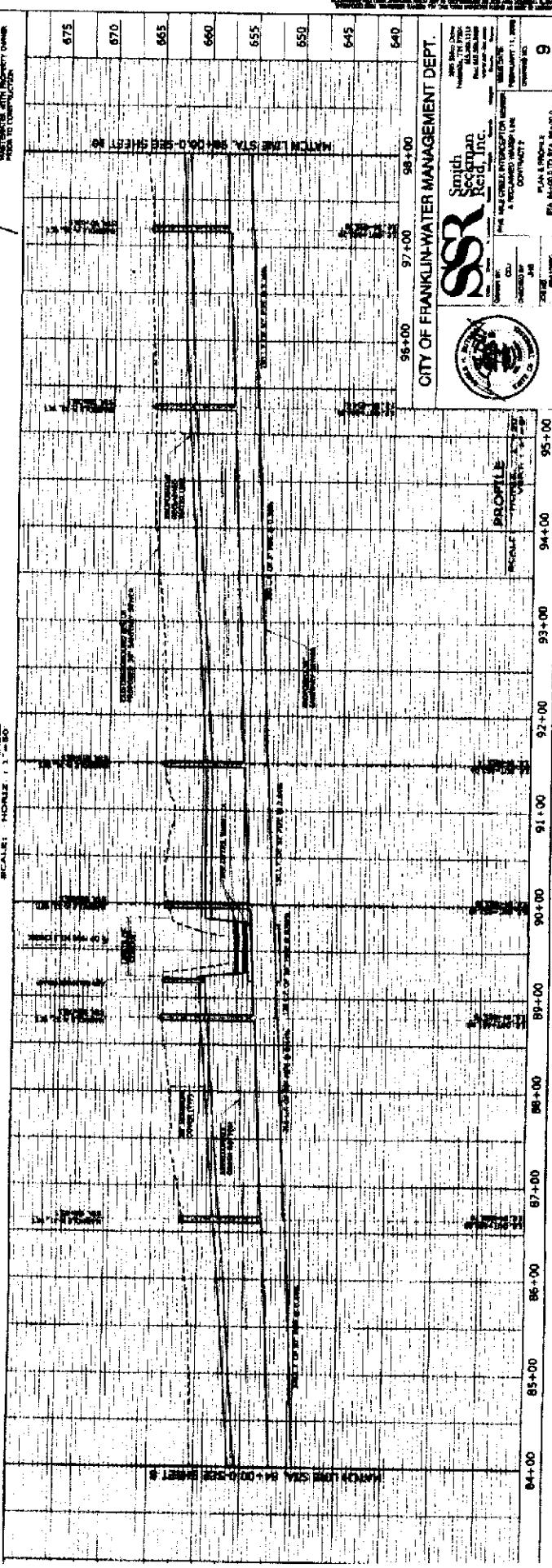
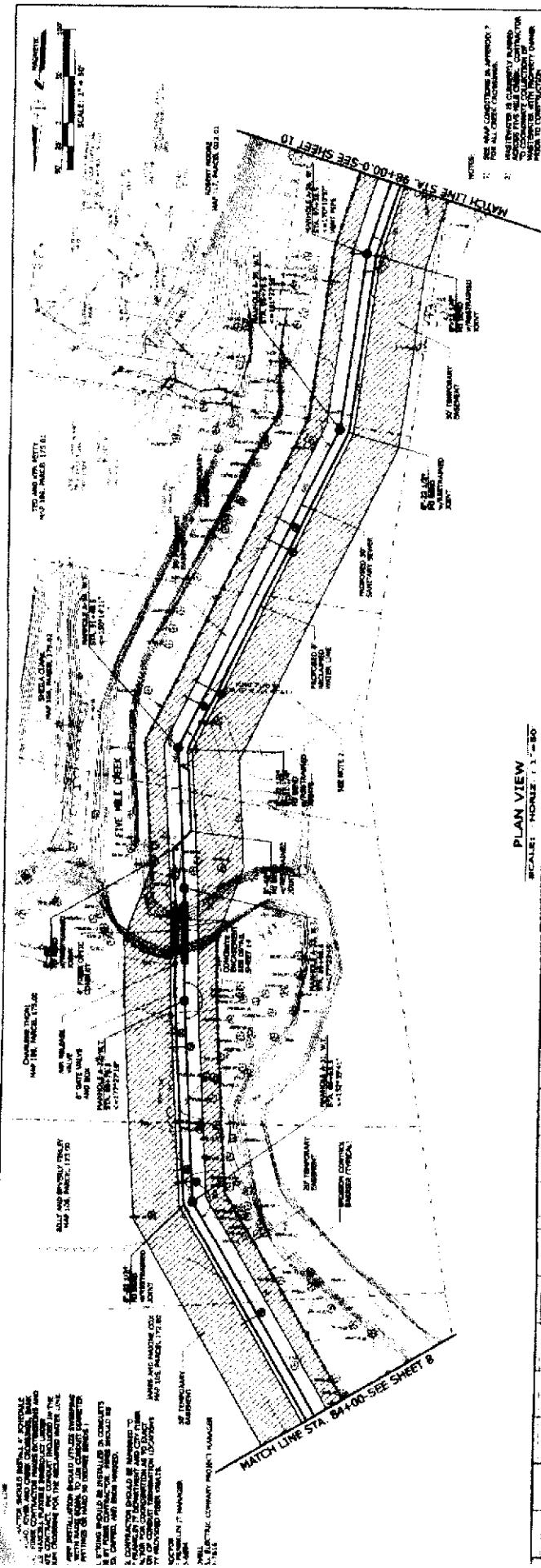


# Sewer Line Map

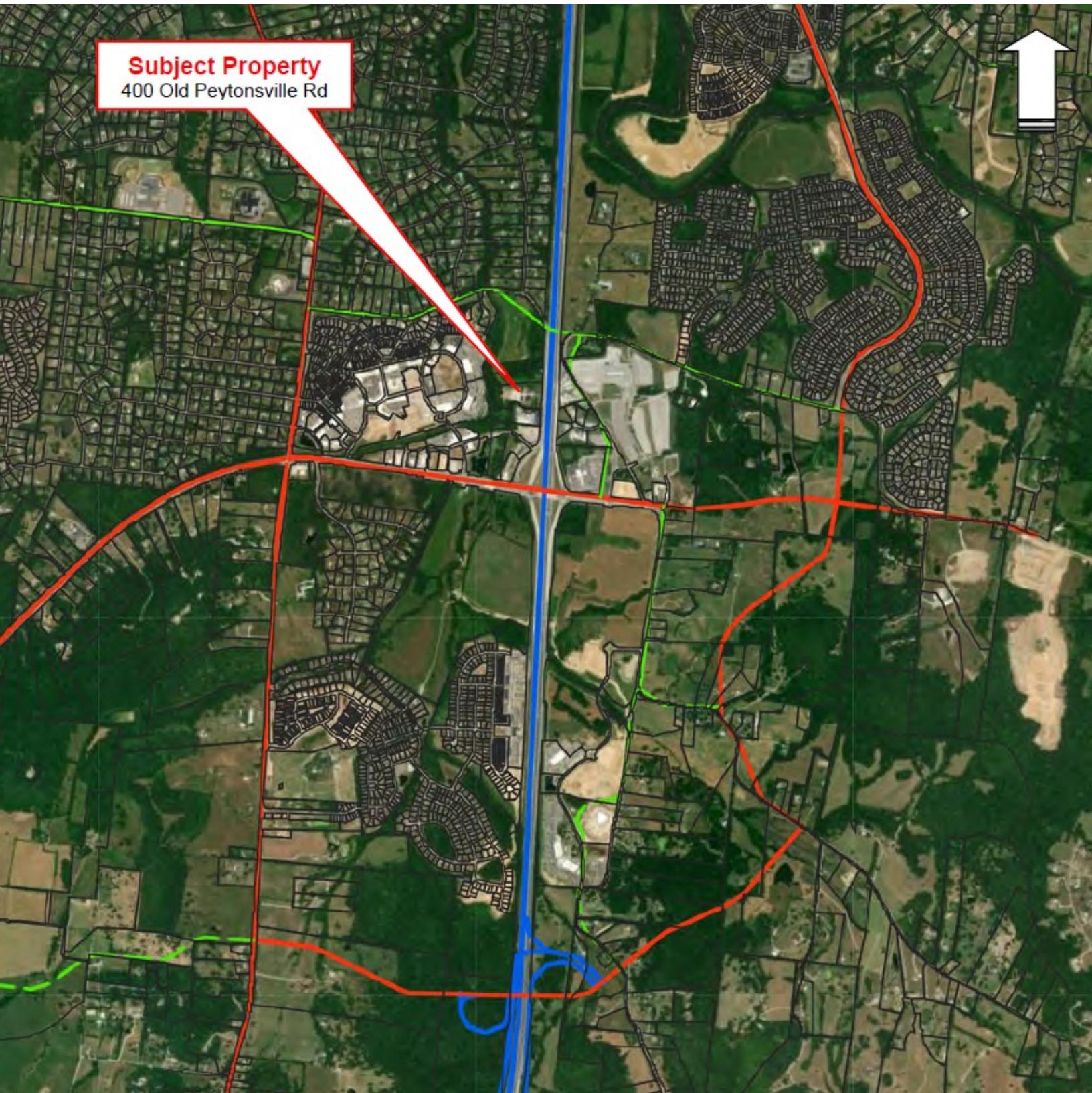


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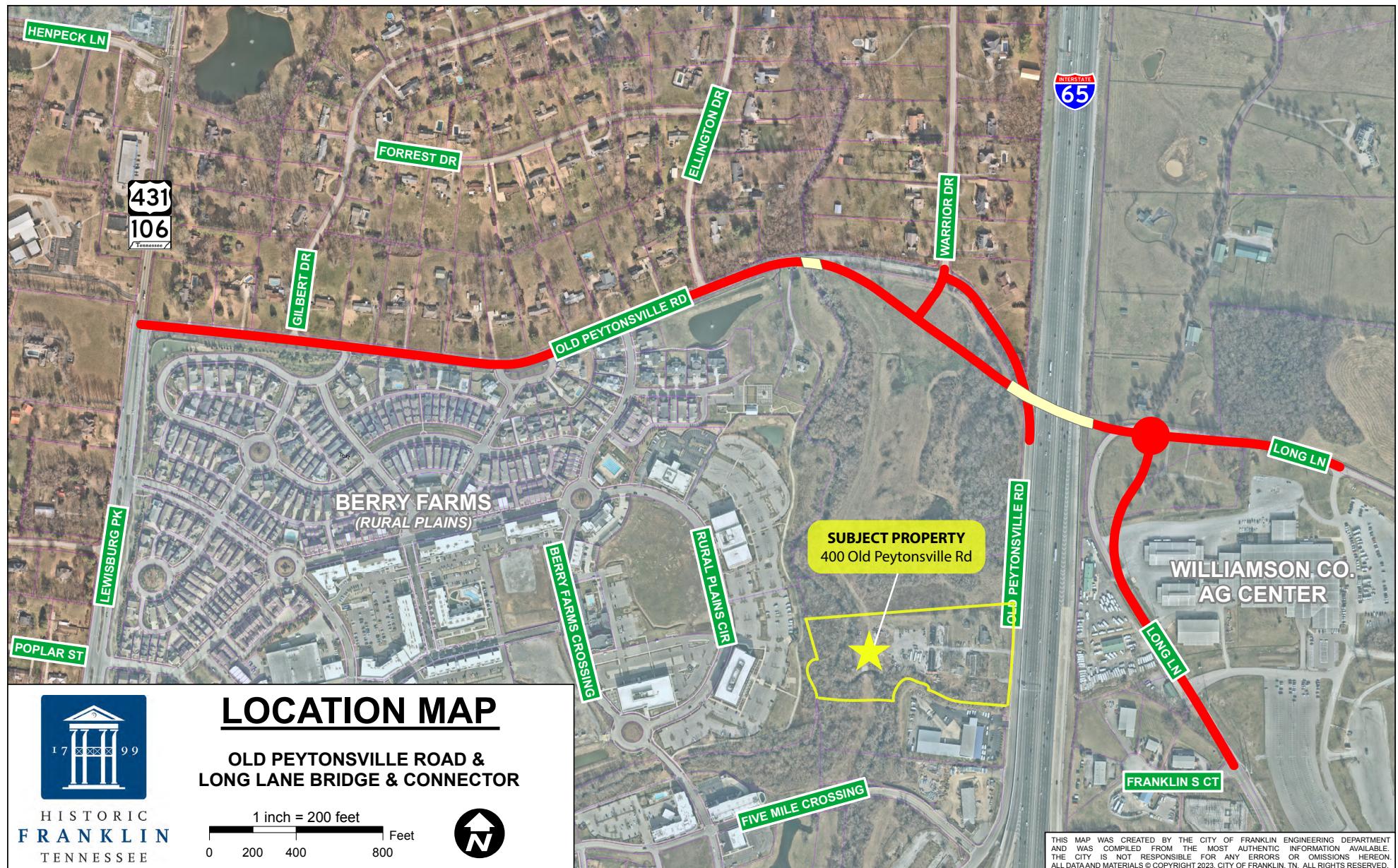
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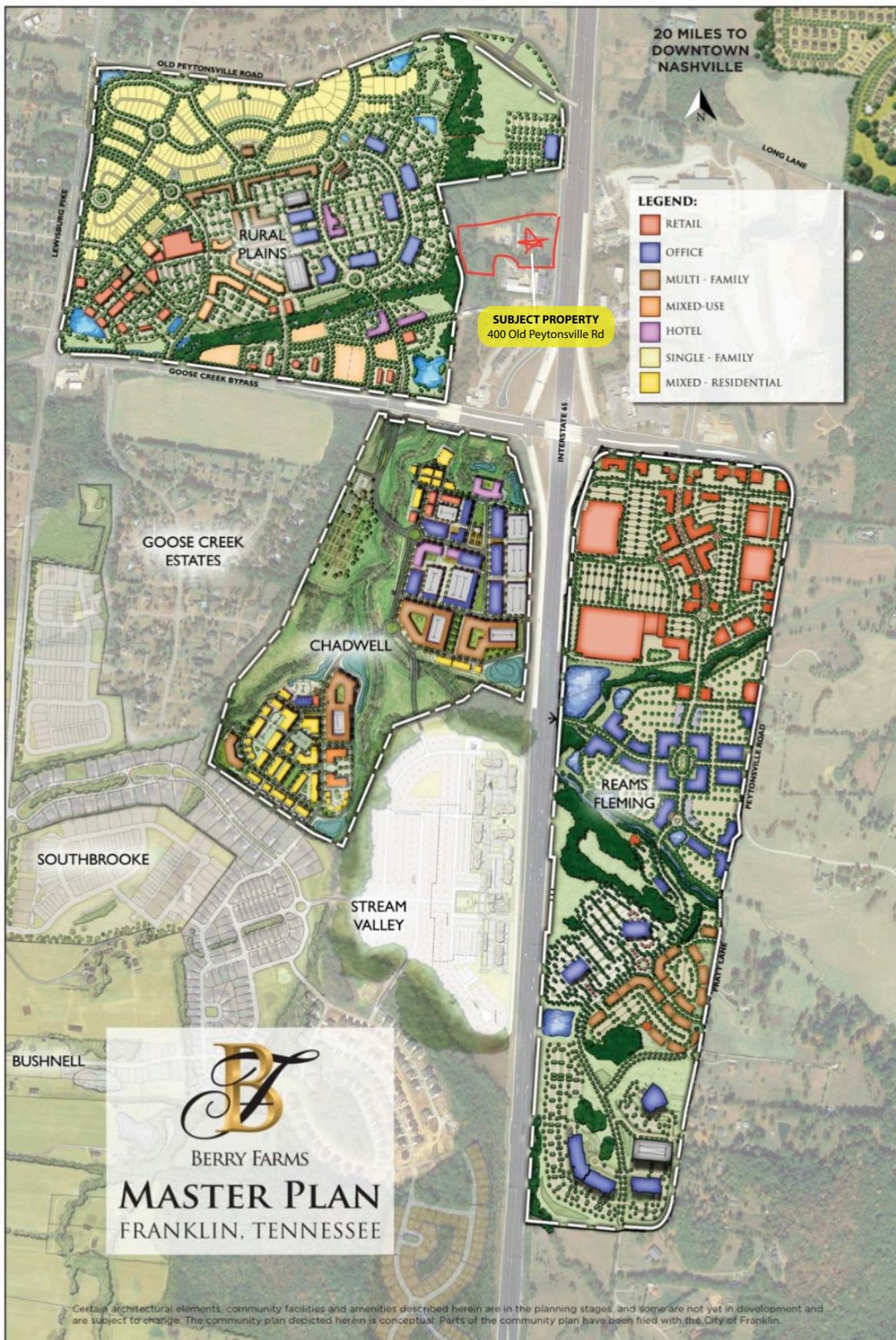
## Long Range Transportation Map



## Planned Long Lane Bridge Extension



## Subject Property Location in relation to Barry Farms Master Plan



### 3.20 RC12—Regional Commerce 12 District

#### 3.20.1 Purpose

The RC12 district is intended to promote economic development through a diverse mix of high-intensity uses with a building height of up to 12 stories.

#### 3.20.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

#### 3.20.3 Building Types

The following principal building types are permitted:

- A. Commercial/Mixed-Use Building
- B. Large-Scale Office Building
- C. Large-Scale Retail Building
- D. Civic Building
- E. Multifamily Building

#### 3.20.4 Frontage Types

The following frontage types are permitted:

- A. Landscape Frontage
- B. Urban Frontage

### 3.20.5 Dimensional Standards

The following dimensional standards are required:

Lot Standards	Minimum
Lot Size	-
Lot Width	-
Front Lot Line	-
Number of Buildings	Maximum
Principal Building	-
Accessory Structure	-
Principal Building Setbacks	
Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max
Front Yard for Arterial Streets	20 feet min to 85 feet max
Side Yard	15 feet min
Rear Yard	25 feet min
Appurtenance Encroachments into Setbacks	
Front Yard	6 feet max
Side Yard	5 feet max
Rear Yard	6 feet max
Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line	
Accessory Structure Setbacks	
Location	At least 5 feet behind the principal building At least 5 feet from any lot line

Building Height	Maximum
Principal Building	12 stories
Accessory Structure	3 stories, but shall not exceed the height of the principal building
See Subsection 8.1.3, Building Height at Major Intersections in RC12, for additional height restrictions	
Landscape	Minimum
Landscape Surface Area	15%

### 3.20.6 Additional Standards

Chapter References	
Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

**5.1.3 Permitted Principal Uses by Zoning District**

Principal Use	Zoning Districts																				
	AG	ER	R1	R2	R3	R6	R4	MR	PD <sup>1</sup>	OR	CI	NC	CC	DD	1ST	5TH	RC4	RC6	RC12	GO	LI
<b>AGRICULTURAL USES</b>																					
Agricultural Uses	○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Community Gardens	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>RESIDENTIAL USES</b>																					
Duplexes							●	●				●	●	●							
Live/Work Units									○												
Multifamily Residential									●			○	○			●					
Multiplexes							●	●				●	●	●							
Single-Family Residential	●	●	●	●	●	●	●	●			●	●	●	●							
Townhouses						●	●				●	●	●	●							
<b>RECREATION USES</b>																					
Active Recreation								●		●								●			
Commercial Recreation								●			●	●	●	●	●	●	●	●	●	●	●
Golf Courses								●													
Neighborhood Amenities		○	○	○	○	○	○	○			●	●				●					
Passive Parks and Open Space	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>CIVIC AND INSTITUTIONAL USES</b>																					
Cemeteries								●		●											
Charitable, Fraternal, or Social Organizations								●	●	●	●	●	●	●	●	●	●	●	●	●	●
Clinics								●		●	●	●	●				●	●	●	●	

<sup>1</sup> Permitted principal uses in the PD district are determined by the BOMA during the development plan approval process.

Principal Use	Zoning Districts																				
	AG	ER	R1	R2	R3	R6	R4	MR	PD <sup>1</sup>	OR	CI	NC	CC	DD	1ST	5TH	RC4	RC6	RC12	GO	LI
● Permitted																					
○ Permitted with Additional Use Regulations per Subsection 5.1.4																					
Continuum of Care Facilities									●		○						●		●		
Correctional Facilities																				●	
Educational Facilities								●			●	●	●	●	●		●	●	●		
Entrepreneurship/ Innovation Centers								●		●		●	●	●	●		●	●	●		
Essential Services	○	○	○	○	○	○	○	●	●	●	●	●	●	●	●	●	●	●	●	●	
Group Homes								●		●											
Hospitals								●		●							●				
Museums								●		●		●	●	●	●		●	●	●		
Places of Public Assembly								●		●		●	●	●	●		●	●	●		
Rehabilitation Centers								●		●							●				
COMMERCIAL USES																					
Day Care Centers								●		●	●	●	●	●		●	●	●			
Event Venues								○				○	○	○	○		○		○		
Funeral Homes								●		●									●		
Garden Centers								○				○					○		○		
Gas Stations								○			○						○		○		
Hotels								○				○	○	○			○				
Indoor Animal Services	○							○			○	○	○				○		○		
Indoor/Outdoor Animal Services	○							○									○		○		
Offices								●	●		●	●	●	●	●	●	●	●	●		

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Principal Use	Zoning Districts																				
	AG	ER	R1	R2	R3	R6	R4	MR	PD <sup>1</sup>	OR	CI	NC	CC	DD	1ST	5TH	RC4	RC6	RC12	GO	U
Permitted																					
Permitted with Additional Use Regulations per Subsection 5.1.4																					
Personal Services									●			●	●	●	●	●	●	●	●	●	
Restaurants									●			●	●	●	●	●	●	●	●	●	
Retail								●			●	●	●	●	●	●	●		●		
Rural Retreats								○													
Short-Term Vacation Rentals	●	○	○	○	○	○	○	○	●			●	●								
Showrooms								●									●		●		
Telecommunication Towers and Antennas	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○		
Theaters								●				●	●				●				
Uses with Drive-In/Drive-Through Facilities								○				○	○				○		○		
Vehicle Sales and Rental																	○		○	○	
Vehicle Service Facilities									○								○		○	○	
Vehicle Wash Facilities									○								○		○		
Wholesale Sales																		●	●		
INDUSTRIAL USES																					
Adult-Oriented Establishments																		○			
Data Centers									○								○	○	●		
General Warehousing									○									●	●		
Heavy Industrial Uses																			○		
Industrial Sales																	●	●			
Industrial Services																	●	●			
Light Industrial Uses									○								●	●	●		

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Principal Use	Zoning Districts																				
	AG	ER	R1	R2	R3	R6	R4	MR	PD <sup>1</sup>	OR	CI	NC	CC	DD	1ST	5TH	RC4	RC6	RC12	GO	LI
Machinery Assembly and Repair Facilities																			●		●
Self-Storage Facilities									●								●		●	●	
Vehicle Repair Facilities								●											●	●	
Wrecker Service																				●	

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